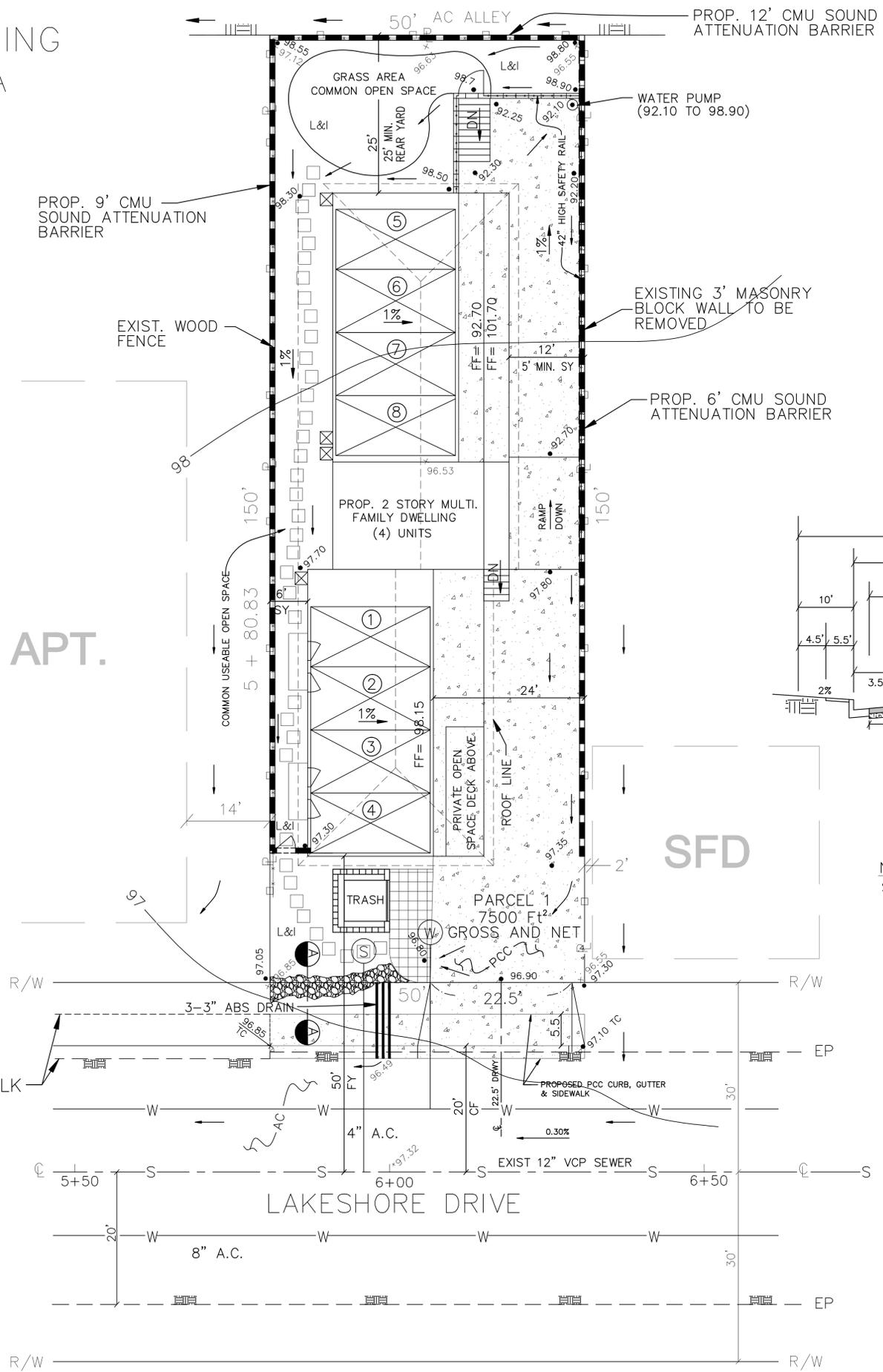


PRELIMINARY GRADING PLAN PER CEQA

REVISE-2

TPM 20850
S 04-066
LOG NO. 04-14-025



CEQA NOTE
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

LEGEND

- EXIST. SEWER MAIN ---S---S---
- EXIST. WATER MAIN ---W---W---
- PROPERTY BOUNDARY ---P---
- CONTOUR ---98---
- CENTER LINE ---C---
- CUT SLOPE ---1-1/2:1---
- FILL SLOPE ---2:1---
- PAD ELEV. ---2240---
- MASONRY BLOCK WALL ---[Symbol]---
- PARKING SPACE ---8 TOTAL---
- EXISTING ELEVATION ---x96.53---
- PROPOSED ELEVATION ---•97.00---
- FLOW DIRECTION ---[Symbol]---
- LOW VOLTAGE MUSHROOM LIGHT ---[Symbol]---
- LANDSCAPE & IRRIGATION ---L&I---
- 6' WOOD FENCE ---[Symbol]---
- CONCRETE SURFACING ---[Symbol]---
- PROP. CMU SOUND ATTENUATION BARRIER ---[Symbol]---
- HVAC UNIT ---[Symbol]---

APPLICANT/OWNER
SHELLSTROM D/C 2000 TRUST
1014 E. WASHINGTON AVE.
EL CAJON, CA 92020
619-719-2241

SOLAR NOTE:
ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

POWER
SDG&E

TELEPHONE
PACIFIC BELL

A.P.N.
394-022-07-00

AVERAGE SLOPE
1%

LEGAL DESCRIPTION
PORTION OF LOT 53 MAP NO. 289

GENERAL PLAN REGIONAL CATEGORY
CUDA

COMMUNITY/SUB-REGIONAL PLAN AREA
LAKESIDE

LAND USE DESIGNATION
RU29

LAND USE
RU-29

TOPOGRAPHY
MAY ENGINEERING

ASSOCIATED PERMITS
CONSTRUCTION CURB & GUTTER

PUBLICLY MAINTAINED ACCESS ROAD
LAKESIDE DR.

WATER
LAKESIDE WATER DISTRICT

SEWER
LAKESIDE SANITATION DISTRICT

FIRE
LAKESIDE FIRE DISTRICT

SCHOOL DISTRICTS
GROSSMONT HIGH SCHOOL DISTRICT AND LAKESIDE UNION SCHOOL DISTRICT

DESIGN SPEED
N/A

AVERAGE LOT SIZE
7500Ft²

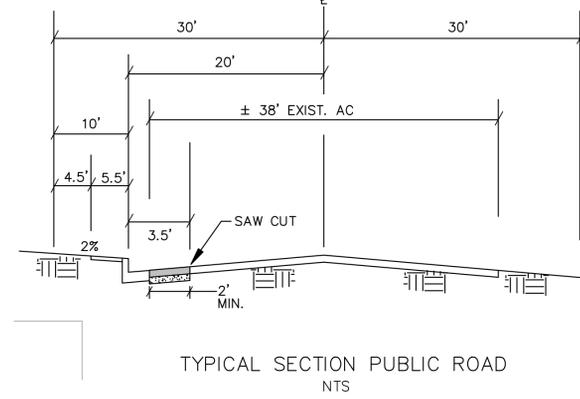
OPEN SPACE EASEMENT (PROPOSED)
NONE

SPECIAL ASSESSMENT ACT STATEMENT
THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

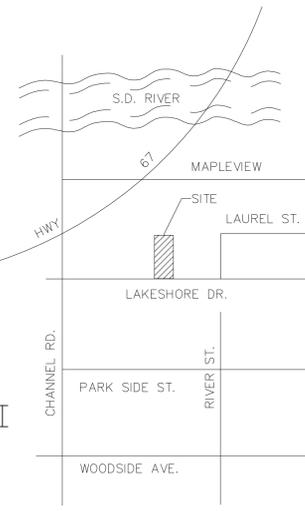
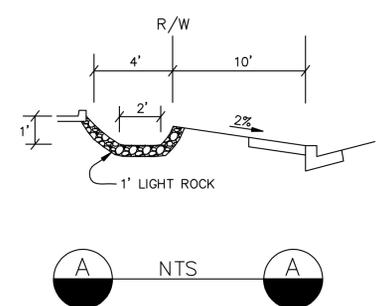
ADDITIONAL REQUIREMENTS
SAN DIEGO STREET LIGHTING STANDARDS TO BE COMPLIED WITH
SUBDIVIDER TO PAY PARK FEES IN LIEU OF PROPERTY DEDICATION
IMPROVEMENTS ARE NOT TO BE CONSTRUCTED UNDER A SPECIAL ASSESSMENT ACT.

CONDOMINIUM PARCEL MAP
"THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODE, THE MAXIMUM NUMBER OF UNITS IS FOUR."

GRADING
AS SHOWN



NOTE:
SEE EXTERIOR ELEVATIONS FOR MATERIALS.



EXIST. PCC CURB, GUTTER & SIDEWALK PER C.G. # 2065

OPENSOURCE AREAS

COMMON OPENSOURCE
EQUALS 2061.51 sf.

PRIVATE OPENSOURCE
EQUALS 123.00 sf. (BALCONIES)



TAX RATE AREA	USE REGULATIONS	ANIMAL REGULATIONS	DENSITY	LOT SIZE	BUILDING TYPE	MAX. FLR. AREA	FLR. AREA RATIO	HEIGHT	COVERAGE	SETBACK	OPEN SPACE	SPECIAL AREA REGS.
	RU29	Q	29	6000 FT ²	L	-	-	G	-	K	A	B

MAY ENGINEERING & SURVEYING
12222 A WOODSIDE AVE. #237, LAKESIDE, CA 92040
(619) 463-8580
(FAX) 463-8580
ENGINEER OF WORK